

120 Mill Street (House)
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Lock Haven
Clinton County
Pennsylvania

HABS No. PA-5535

HABS
PA
18-LOKHA,
6-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
MID-ATLANTIC REGION, NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR
PHILADELPHIA, PENNSYLVANIA 19106

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HISTORIC AMERICAN BUILDINGS SURVEY

120 MILL STREET
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Location: 120 Mill Street, Lock Haven, Clinton County, Pennsylvania

USGS Lock Haven Quadrangle, Universal Transverse Mercator
Coordinates: 18.294630.4556880

Significance: The building at 120 Mill Street is included in a locally significant historic neighborhood which contains architecturally impressive nineteenth-century residential structures with ties to Lock Haven's lumber industry. The Mill Street residential structures, including 120 Mill Street, are also significant as a collection of early-twentieth-century vernacular multi-family housing. Located close to Lock Haven's commercial district, Mill Street provided working class housing for support personnel of local businesses, salesmen, and industrial laborers.

The building at 120 Mill Street contributes to the character of its historic neighborhood as an example of an early-twentieth-century multi-family residential building in Lock Haven. As with many of the surrounding Mill Street residences, 120 Mill Street provided rental housing to working families in Lock Haven.

Description: This two-story, three-bay frame house is sheathed with brick veneer and exhibits a Four Square plan. It is two rooms deep and two rooms wide with a reception hall. The rusticated stone foundation contains fixed pane basement windows. The hipped roof is covered with asphalt shingles and contains an interior brick chimney, which is located to the south of the ridge. The primary entrance is in the southern bay of the front, or west, facade of the building. Scars remain on the masonry across the first story of the front facade where a former full front porch was located. A one-story, single-bay porch is located at the front entrance and contains two squared wooden columns set on brick piers, squared bannisters and a railing. Exterior details include one-over-one double hung sash windows (some paired with flat arches above), wide eaves, and dormers on the front and north side facades. Single-leaf, glazed and wooden paneled exterior doors are located on the south and east facades. A two-story shed addition, which overhangs a first-story porch, is located on the rear facade.

The building at 120 Mill Street contains two apartment units, one on the first floor and one on the second floor, with a shared reception hall. The stair run, on the southern wall, contains a squared wooden newel post featuring recessed panels and a squared cap. The simple bannisters are capped with a carved wooding railing. Generally, most interior alterations have been made on the first floor due to damage caused by a devastating flood in 1972. Plaster walls were removed and wood panelling and ceiling tiles were installed throughout on the first floor. While interior doors and hardware have been retained, most historic detailing has been lost or covered over on the first floor. Many of the simple door and window surrounds have been modified with the application of modern milled trim. On the second floor, plaster walls and ceilings remain in most rooms and some original baseboards remain. Original hardwood flooring is visible in some areas on

the second floor. A square, formed concrete block garage with a pyramidal asphalt shingle roof and exposed rafters is situated at the rear of the 120 Mill Street property. The building contains a six-paned fixed window and a glazed and wood panelled door.

History:

The dwelling at 120 Mill Street is located on property once occupied by the Shaw, Towns & Company sawmill as early as 1869. By 1891, the sawmill was removed and the P.M. Christye Ice House was located on the property, which later became 120 and 116-118 Mill Street (HABS No. PA-5534). The ice house was removed between 1906 and 1914 and considerable residential development took place on Mill Street at that time.

The property containing the present 116-118 Mill Street and 120 Mill Street was acquired by Hepburn McCloskey, a local contractor, in 1914. While the 116-118 Mill Street dwelling was present at the time of the acquisition, the house now known as 120 Mill Street was constructed between 1914 and 1916, probably for rental purposes, as Mr. McCloskey never resided there. The property appears to have been tenant-occupied from 1916 until 1923 when George Brown, an electrician and head of a household of five, purchased the property and resided there.

The building appeared for the first time on the Sanborn Fire Insurance Map of Lock Haven in 1925 as a single-family, two-story frame dwelling with brick veneer, composition roofing material, and a one-story frame porch, spanning the full front facade. The house also contained a two-story frame enclosed porch at the rear in the same configuration as exists presently. No outbuildings were located on the property at that time. Albert and Esther Oberheim purchased the house in 1932, and Horace Oberheim, a chauffeur and later a salesman, occupied the property until at least 1939. The property stayed in the Oberheims' possession until the 1970s. It is probable that the Oberheims converted the property to a duplex. The property was conveyed to the present owners, June and Vernon Dullen, in 1978. The Dullens have rented the house primarily to Lock Haven University students.

Documentation of the building at 120 Mill Street was undertaken during October and November of 1991. The documentation serves as a mitigative measure for the treatment of this historic property as it would be affected by a proposed Lock Haven flood protection project under the direction of the U.S. Army Corps of Engineers, Baltimore District. The house at 120 Mill Street is slated for removal from the property to accommodate the construction of a flood wall as a part of the flood protection project. The house will be marketed for sale in an attempt to have it moved. If the house cannot be sold, it will be marketed for architectural salvage. The last recourse for the house is demolition.

Sources:

Clinton County Legal Records. Lock Haven, Pennsylvania.

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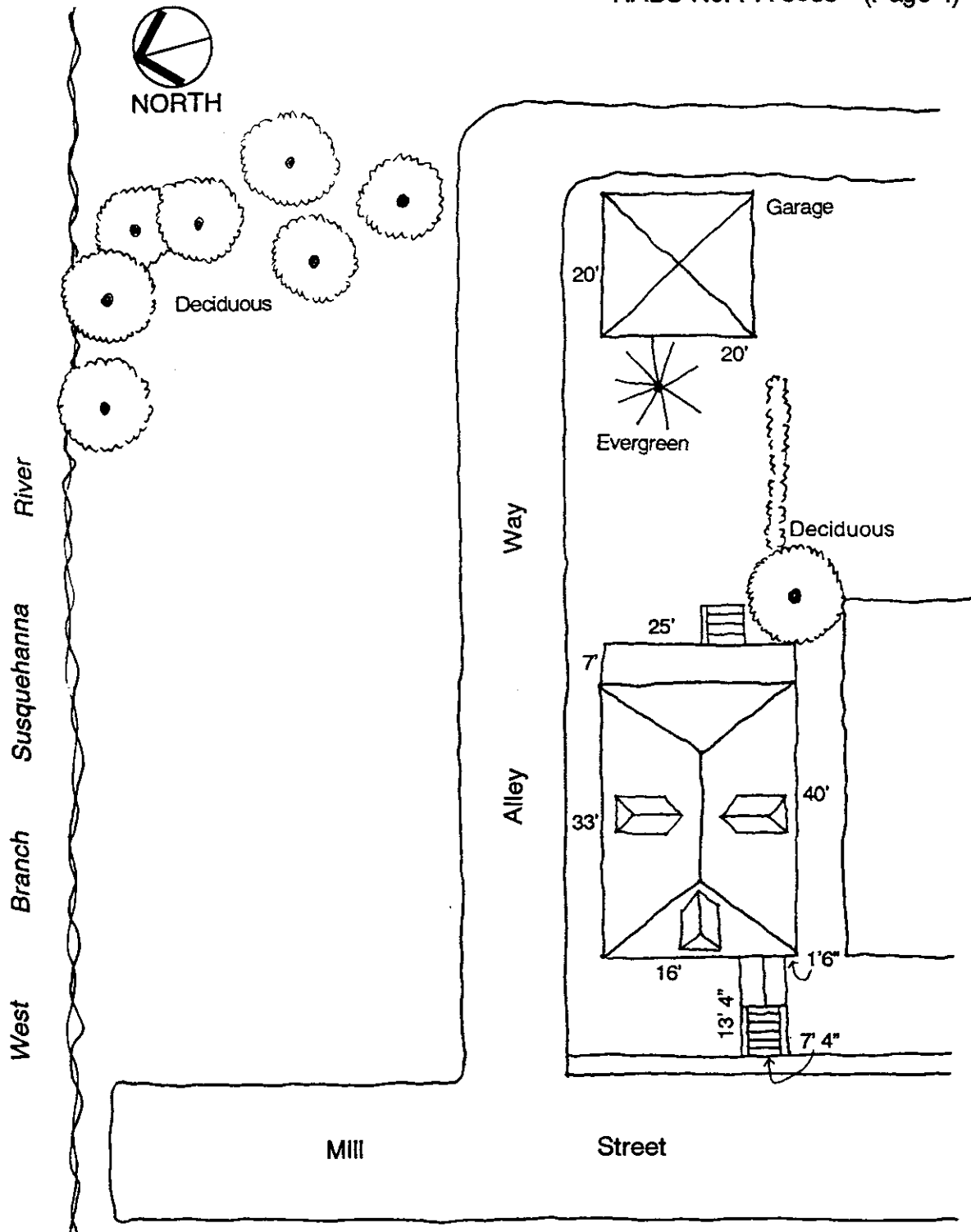
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Sanborn Map Company. *Fire Insurance Map of Lock Haven*. New York: Sanborn Map Company, 1885, 1891, 1901, 1906, 1914, 1925.

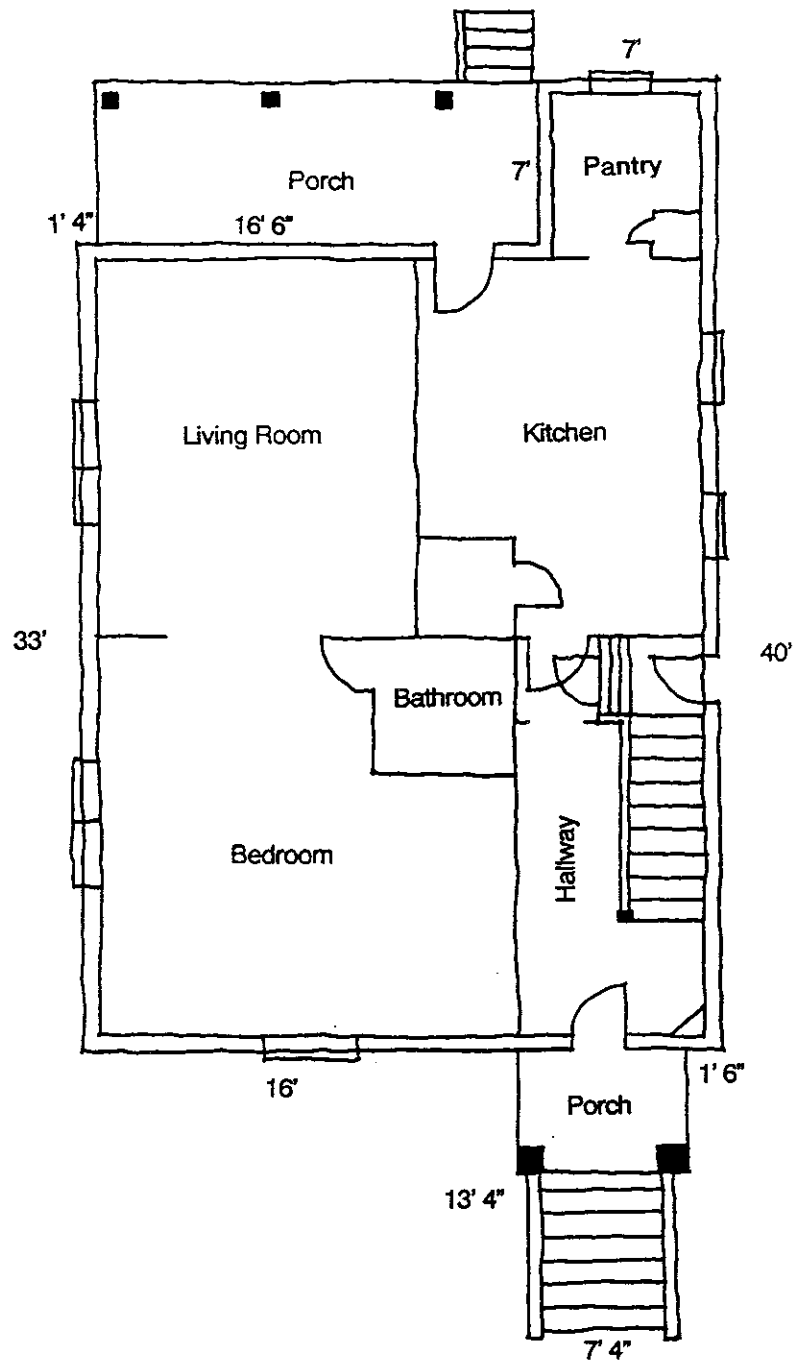
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Historians: Martin B. Abbot and Susan C. Nabors
Kise Franks & Straw
March 1992



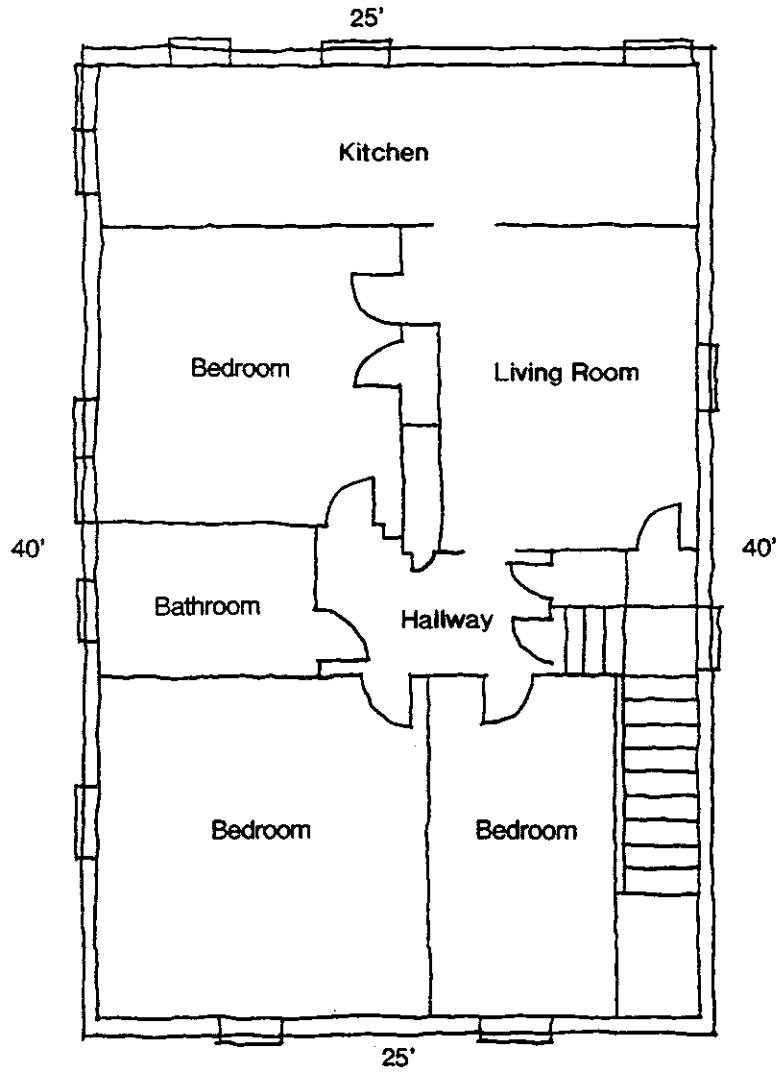
Site Plan
(Not to Scale)

Date Drawn: 1992
Prepared By: Jill Cremer



First Floor Plan
(Not to Scale)

Date Drawn: 1992
Prepared By: Jill Cremer



Second Floor Plan
(Not to Scale)

Date Drawn: 1992
Prepared By: Jill Cremer